



CITY OF SANTA BARBARA

JOINT COUNCIL AND REDEVELOPMENT AGENCY AGENDA REPORT

AGENDA DATE: May 18, 2010

TO: Mayor and Councilmembers
Chairperson and Boardmembers

FROM: Engineering Division, Public Works Department
Housing and Redevelopment Division, Community Development
Department
Administration Division, Police Department

SUBJECT: Contract For Professional Services For The Police Station Seismic
And Structural Analysis Services Project

RECOMMENDATION:

- A. That the City Council adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Approving and Adopting the Findings Required by Health and Safety Code Section 33445.1 for Redevelopment Agency Funding of Capital Improvements for the Police Station Renovation Located Outside and Not Contiguous to the Central City Redevelopment Project Area and Authorizing Certain Other Actions; and
- B. That the Redevelopment Agency (RDA) Board authorize the expenditure of \$151,246 for seismic and structural analysis of the Police Station by Coffman Engineers, building assessment services by Paul Poirier and Associates Architects, and related project management services by Public Works Department staff.

EXECUTIVE SUMMARY:

Over the past two years, staff has been working on an evolving project that began as the Police Station Men's Locker Room Upgrade Project. During the course of a preliminary structural review, questions arose regarding the need to perform an in-depth modeling of the structure to determine deficiencies, seismic retrofit requirements, and their associated costs. Staff conducted a Request for Proposal and found that Coffman most closely met the City's requirements to perform the analysis. Poirier was chosen to provide a building assessment to summarize the condition of key elements of the building.

DISCUSSION:

BACKGROUND

The Police Station, constructed in 1959, is a concrete and steel structure that operates as an essential facility for the City of Santa Barbara. Currently, this City-owned facility houses approximately 214 police officers and administrative staff, and is in full operation 24 hours per day, seven days per week. Not only does this building serve as the main administrative office for police services, it also includes a jail and shooting range, chemical and Special Weapons and Tactics (SWAT) equipment, criminal records, crime scene evidence, the Police and Fire Combined Communications Center that handles 911 calls and all radio communication. In case of a disaster, the building also serves as the City's backup Emergency Operations Center.

The Police Station contains the original Heating, Ventilation, and Air Conditioning (HVAC), electrical, and plumbing equipment that was installed in the 1950's. Improvements to the Police Station have been limited over the years, due mainly to the cost and difficulty of working on a building that must remain in operation 24 hours per day, 7 days per week, and because it contains sensitive areas that cannot easily be disrupted. In 2006, the main lobby of the building was remodeled to improve security. Over the years, ten small HVAC units were added to improve working conditions when the capacity of the original HVAC unit was not capable of meeting occupant heating and cooling needs.

PROJECT BACKGROUND

In 2007, Council directed staff to make tenant improvements to the dilapidated men's locker room. Located in the basement of the building, the men's locker room, along with the exercise and shower rooms, is the only area available for Police Department staff to store uniforms, field equipment, and personal items while on duty. These rooms have several issues including, but not limited to:

- Minimal ventilation
- Severely limited overhead clearance due to piping and ventilation ducting
- Non-compliance with the Americans with Disabilities Act (ADA)

Staff returned to Council in October 2007 and received approval for a preliminary design contract for \$148,158 with Poirier. The analysis addressed the dilapidated condition of the locker room area, analyzed the electrical and mechanical system for the men's locker and exercise rooms, and included recommendations. A full building system assessment was not included in the study. Upon completion, the design architect's

examination revealed a number of substantial issues with the original HVAC unit that included the following:

- Inability to meet the building heating and cooling needs
- Gross inefficiency
- Well beyond useful life expectancy

Separate from the impaired HVAC, the study indicated that the replacement of the main switchboard, transformer, and distribution panel was long overdue. As these units were originally installed circa 1950s, replacement parts are no longer available. Furthermore, due to its age and impedance, the transformer is extremely inefficient.

In July 2008, staff presented the preliminary design analysis to Council, which included three options on how to proceed:

- Option A: Upgrade locker and exercise rooms
- Option B: Upgrade locker and exercise rooms and install an emergency generator
- Option C: Upgrade locker and exercise rooms and install an emergency generator and new HVAC system

Council chose Option C in hopes of addressing more of the building deficiencies, for a total project cost of \$5.3 million. During that meeting, Council approved an additional \$365,117 for the design consultant to perform this additional design work. Council also directed staff to include the women's restroom remodel, and to return with a revised estimate and anticipated program impacts. In addition, Council determined that the appropriate funding source for the project should be RDA funds. The Council made the findings of fact needed to fund a publicly owned capital project with redevelopment funds.

With the increased scope, staff expanded the initial design review and returned to Council and RDA Board in December 2008 with a refined project scope. The revised total project cost estimate was \$8 million for the new work which includes \$6 million for construction. Council subsequently approved the expanded design scope and increased cost, noting that the bulk of additional expense was attributed to:

- The women's locker room upgrade
- Necessary replacement of the entire HVAC ducting system
- Required asbestos and lead removal
- Required relocation of all building occupants during construction

In February 2009, with an expanded project scope that would impact the entire Police Department staff, an internal Project Stakeholder Group was assembled to assist with critical decisions. The group included the Police Chief, a Police Lieutenant, the Public Works Director, the Housing and Redevelopment Manager, and the Community

Development Director, along with a Principal Engineer managing the project. As the design progressed, detailed information about the complexity of the Police Station temporary relocation resulted in a projected relocation cost of \$2 million, disproportionate with the actual construction cost estimate of \$6 million, and pushing the total project cost estimate to \$9.5 million. Given the significant impact of relocation in both cost and Police Department staff, efforts began to complete an entire building assessment, including a review of the existing structure's seismic stability.

In June 2009, structural engineers from Ehlen, Spiess & Haight, Inc., were retained to provide a preliminary seismic evaluation and report of the building's structural systems. The report identified a significant number of structural deficiencies and recommended a more comprehensive investigation, including computer modeling and an analysis of the building structural frame. The results of the preliminary review indicated that the building did not meet the California Building Code's Seismic Performance Standards for Police Facilities, referred to as "Immediate Occupancy" (or "immediately operational following a maximum probable earthquake in a 500 year return period").

Additionally, there was concern about meeting minimum safety requirements in the front half of the building, referred to as "Life Safety", (a seismic performance standard that allows for occupants to safely exit the building though the building may not be habitable again). Based on concerns about the seismic capability of the building, staff is requesting approval to further investigate the condition of the structure and costs associated with a possible retrofit of the building.

CONSULTANT SERVICES

The work by Coffman will consist of seismic and structural analysis of the Police Station building, and will include research into the original construction of the building and testing of the structure, followed by computer modeling to determine the seismic performance during an earthquake. Additionally, retrofit models and their costs will be developed to meet "Life Safety" and "Immediate Occupancy" service standards. This information will be presented to Council in a subsequent Council report. Coffman was selected through an RFP process as the most qualified consultant. They have successfully completed other projects at similar police facilities, schools, and hospitals. Staff recommends that Council authorize, by Resolution, the Public Works Director to execute a contract with Coffman in the amount of \$99,446 for seismic and structural analysis, and authorize the Public Works Director to approve expenditures of up to \$10,000 for extra services that may result from necessary changes in the scope of work.

The work by Poirier will complete a building assessment. The building assessment is meant to identify conditions of the building to aid in discussions and decisions about the building's future. The assessment would include the following key building elements:

1. HVAC
2. Electrical
3. Plumbing
4. ADA
5. Roof
6. Lead and Asbestos
7. Summary of the Seismic Structural Results

Staff recommends that Council, by Resolution, authorize the General Services Manager to issue a purchase order contract to Poirier in the amount of \$19,800 for the building assessment, and authorize the General Services Manager to approve expenditures of up to \$2,000 for extra services that may result from necessary changes in the scope of work.

NEXT MILESTONE

Following the completion of the seismic analysis and building assessment, staff anticipates that they will have building retrofit options by November 2010, and will schedule the item for Finance Committee review and recommendation before returning to Council and Board in early 2011. Based on a final decision by Council in early 2011, staff anticipates that the process to develop final plans and specifications for a seismic retrofit project, including relocation planning, will likely take more than one year to complete. The schedule's most significant "unknown" will be the level of relocation effort required by the final project.

FUNDING

The following summarizes the cost of seismic analysis and building assessment:

ESTIMATED TOTAL COST

Seismic Analysis (by Contract by Coffman)	\$99,446
Coffman Extra Services	\$10,000
Building Assessment (by Contract with Poirier)	\$19,800
Poirier Extra Services	\$2,000
Project Management (by City Staff)	\$20,000
TOTAL COST	\$151,246

With approximately \$7.4 million in the RDA project account, there are sufficient funds to cover these costs.

HEALTH AND SAFETY CODE SECTION 33445.1

Health and Safety Code Section 33445.1 provides that a redevelopment agency, with the consent of the legislative body, may pay for the installation and construction of public improvements on property located outside and not contiguous to a redevelopment project area, but within the community, if the legislative body (City Council) makes certain findings of fact. The proposed findings of fact are set forth in the attached Resolution recommended for adoption by the City Council.

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